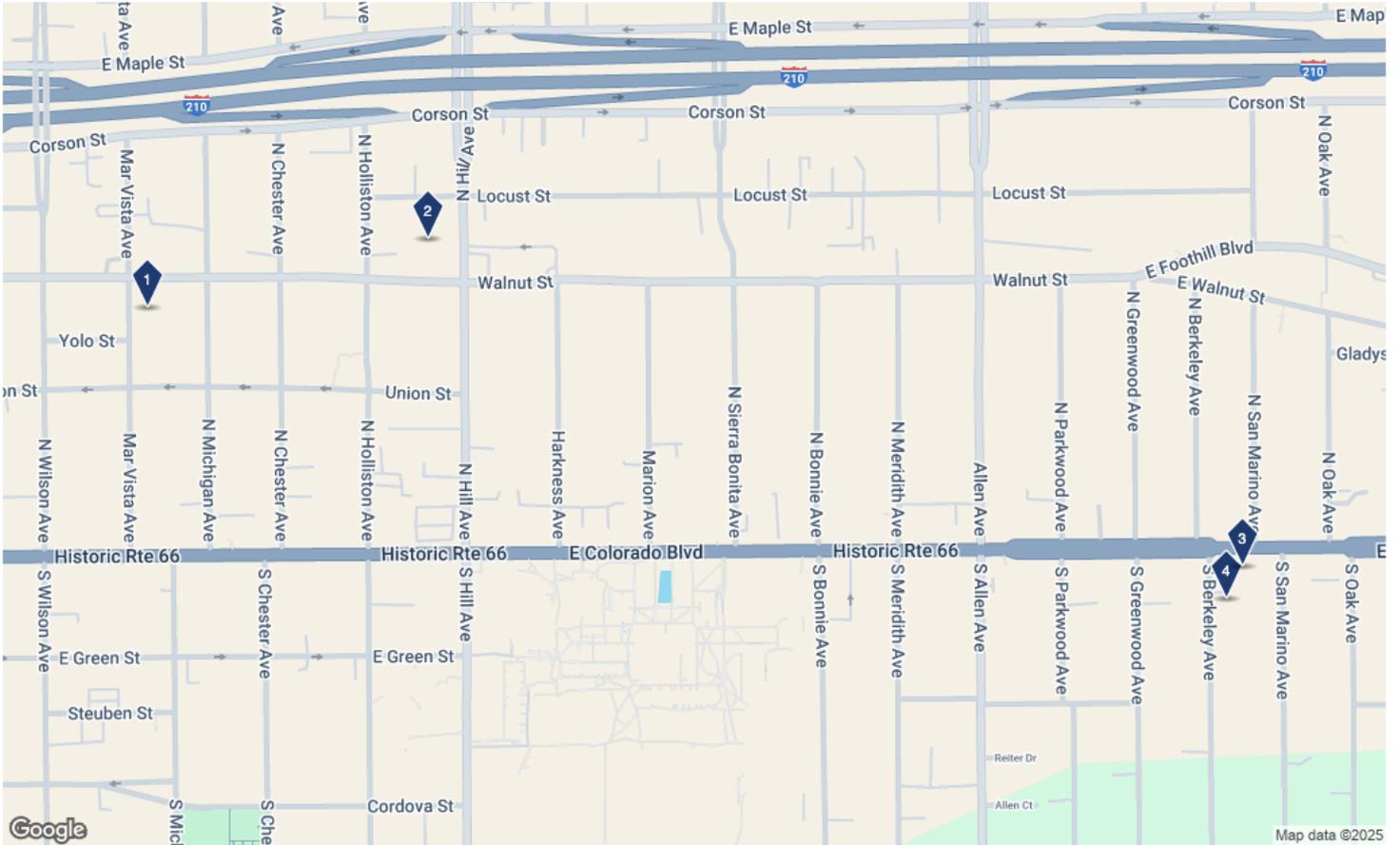


Sale Comps Map & List Report



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$1,425,000	\$2,612,500	\$2,612,500	\$3,800,000
Sale Price Per AC	\$6,527,714	\$6,788,360	\$6,709,630	\$6,891,549
Cap Rate	-	-	-	-
Sale Price Per SF	\$150	\$156	\$154	\$158
Property Attributes	Low	Average	Median	High
Land Area SF	7,502 SF	12,773 SF	9,785 SF	24,019 SF
Land Area AC	0.17 AC	0.29 AC	0.22 AC	0.55 AC
Star Rating	☆☆☆☆ 0	★☆☆☆☆ 1.8	★★☆☆☆ 2	★★★★☆ 3

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1 Mar Vista Commercial Pasadena 182 N Mar Vista Ave Pasadena, CA 91106	Land	-	9,507 SF	7/25/2023	\$1,425,000 (\$149.89/SF)	-

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
2	58-Unit Development Opportunity... 231 N Hill Ave Pasadena, CA 91106	Land ★ ★ ☆ ☆ ☆	-	24,019 SF	11/7/2023	\$3,800,000 (\$158.21/SF)	-
3	Parking Lot 2000 E Colorado Blvd Pasadena, CA 91107	Land ★ ★ ★ ☆ ☆ Part of a Portfolio	-	10,063 SF	8/25/2023	Not Disclosed	-
4	Multi-Property Sale 36 S Berkeley Ave Pasadena, CA 91107	Land ★ ★ ☆ ☆ ☆ Part of a Portfolio	-	7,502 SF	8/25/2023	Not Disclosed	-



Sale Summary

Sold	7/25/2023
Sale Price	\$1,425,000
Land Area SF	9,507
Land Area AC	0.22
Price/SF Land	\$149.89
Price/AC Land	\$6,529,189
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	6466260
Parcel Numbers	5738-014-008
Sale Conditions	Redevelopment Project



Contacts

Type	Name	Location	Phone
Recorded Buyer	Hafar LLC	-	-
True Buyer	Nora Hampton	Pasadena, CA 91103	(626) 255-3656
Contacts	Nora Hampton (626) 797-0959		
True Buyer	Denise Hampton	Waukesha, WI 53189	(626) 356-9600
Contacts	Denise Hampton (626) 797-0959		
Buyer Broker	-	-	-
Recorded Seller	Susan L Bravo	Rancho Cucamonga, CA 91730	(909) 987-4086
Recorded Seller	James E Sivas	Pasadena, CA 91106	(626) 826-9778
Recorded Seller	Kristin N McKinney	Highlands Ranch, CO 80130	(303) 683-5340
True Seller	Susan L Bravo	Rancho Cucamonga, CA 91730	(909) 987-4086
Contacts	Susan Bravo (909) 559-4646		
True Seller	James E Sivas	Pasadena, CA 91106	(626) 826-9778
Contacts	james Sivas (818) 445-3284		
True Seller	Kristin N McKinney	Highlands Ranch, CO 80130	(303) 683-5340
Contacts	Kristin McKinney (720) 579-8404		
True Seller	Tamara A Reed	Carlsbad, CA 92009	(760) 942-4070
Contacts	Tamara Reed (619) 942-4070		
Listing Broker	-	-	-
Contacts	-		

Transaction Details

Sale Date	7/25/2023	Sale Price	\$1,425,000
Land Price	\$150/SF (\$6,529,189.02/SF)	Sale Type	Investment
On Market	247 Days	Recording Date	7/25/2023
Zoning	Commercial	% Improved	17.23%
Document Number	0488781		
Sale Condition	Redevelopment Project		





Transaction Details (Continued)

Parcel Number 5738-014-008

Transaction Notes

On July 25th, 2023, a 0.2183 acres plot of land sold for \$1,405,000 as part of a development project at 182 N Mar Vista Ave in Pasadena, CA. This was an investment sale and is currently zoned commercial.

The sellers were Susan L. Bravo, a married woman as her sole and separate property, as to an undivided 25 interest; James E Sivas, an unmarried man, as to an undivided 25 interest; Kristin N. Mckinney, a married woman, as her sole and separate property, as to an undivided 25 interest; and Tamara A. Reed, a married woman, as to her sole and separate property, as to an undivided 25 interest, all as tenants in common.

The buyers were Nora Hampton and Denise Hampton, operating under Hafar llc.

The sellers were represented by Baron Castillo with Apartment Building Investments.

The details of this transaction were confirmed with the listing broker and were sourced from public record.

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2023	\$64,160	\$11,054	\$53,106	17.23%	\$15,851.00

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
7/25/2023	\$1,425,000 (\$149.89/SF)	Individual Property	Nora Hampton	Susan L Bravo

Property Details

Topography	Level	On-Sites	Finished lot
Zoning	Commercial		
Proposed Use	Auto Dealership, Bank, Car Wash, Commercial, Day Care Center, Distribution, Fast Food, Funeral Home, Medical, Office, Restaurant, Retail, Schools		
Improvements	2 Bedroom 1 Bath House with 2 Car Garage and Shed		
Frontage	55' on North Mar Vista Ave		



231 N Hill Ave - 58-Unit Development Opportunity RTI

Pasadena, CA 91106 (Los Angeles County) - Pasadena Submarket



Land

Sale Summary

Sold	11/7/2023
Sale Price	\$3,800,000
Land Area SF	24,019
Land Area AC	0.55
Price/SF Land	\$158.21
Price/AC Land	\$6,891,544
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	6566062
Parcel Numbers	5738-016-101 +1



Contacts

Type	Name	Location	Phone
Recorded Buyer	The Starr LP	-	-
True Buyer	Bernard LaFianza	-	-
Contacts	Bernard LaFianza (818) 991-0568		
Buyer Broker		-	-
Recorded Seller	55 Arlington LLC	Brea, CA 92821	-
True Seller	Nevis Homes	Arcadia, CA 91007	(626) 254-9289
Contacts	Jeff Lee (626) 279-8888		
Listing Broker			
Contacts			

Transaction Details

Sale Date	11/7/2023	Sale Price	\$3,800,000
Land Price	\$158/SF (\$6,891,544.19/SF)	Sale Type	Investment
On Market	300 Days	Hold Period	54 Months
Recording Date	11/7/2023	Zoning	CG
Document Number	0763863		
Parcel Number	5738-016-101, 5738-016-102		

Transaction Notes

A private seller sold this .55-acre lot to a private buyer for \$3,800,000.
 The property was on the market for 300 days, with an initial asking price of \$3,900,000.
 All information in the comparable has been verified by the listing broker associated with the deal.

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2023	\$3,086,993	\$0	\$3,086,993	-	-





Sale History

Sale Date	Price	Sale Type	Buyer	Seller
11/7/2023	\$3,800,000 (\$158.21/SF)	Individual Property	Bernard LaFianza	Nevis Homes
5/28/2019	\$1,045,000 (\$85.94/SF)	Individual Property*	Nevis Homes	Hill & Holliston LLC

*Non-arms Length Sale Comp

Property Details

Topography	Level	Current Use	Raw land
Zoning	CG		
Proposed Use	Apartment Units, MultiFamily		



2000 E Colorado Blvd - Parking Lot (Part of a 2-Property Sale)

Pasadena, CA 91107 (Los Angeles County) - Pasadena Submarket



Land

Sale Summary

Sold	8/25/2023
Sale Price	Not Disclosed
Land Area SF	10,063
Land Area AC	0.23
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	6501030
Parcel Numbers	5747-014-036



Contacts

Type	Name	Location	Phone
Recorded Buyer	First 2 Parcels LLC	Glendale, CA 91202	-
True Buyer	First 2 Parcels LLC	Los Angeles, CA 90065	-
Contacts	Onnik Mehrabian (818) 244-9934		
Buyer Broker			
Contacts			
Recorded Seller	SGL Management LLC	San Marino, CA 91108	(626) 570-4400
True Seller	Glendale Auto Properties, LP	San Gabriel, CA 91776	(626) 570-4400
Contacts	Frank Tzu-Hsu Lin (626) 570-4400		
Listing Broker			
Contacts			

Transaction Details

Sale Date	8/25/2023	Sale Price	Not Disclosed
Sale Type	Investment	Hold Period	92 Months
Recording Date	8/25/2023	Document Number	0568310

Transaction Notes

Frank Tzu- Hsu Lin sold two land parcels totaling in 17,565 square feet for a price of \$2,266,500 to Onnik Mehrabian. The buyer was attracted to the property because they plan on developing the property into a 9-unit apartment building. See proposed property at PID: 18839091.

The information in this comparable has been verified by the listing broker.

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2023	\$1,433,659	\$11,377	\$1,422,282	0.79%	\$22,783.54

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
8/25/2023	\$2,266,500 (\$129.05/SF)	2 Property Portfolio	First 2 Parcels LLC	Glendale Auto Properties, LP





2000 E Colorado Blvd - Parking Lot (Part of a 2-Property Sale)

Pasadena, CA 91107 (Los Angeles County) - Pasadena Submarket



Land

Sale History (Continued)

Sale Date	Price	Sale Type	Buyer	Seller
12/9/2015	\$750,000 (\$74.53/SF)	Owner User	Frank Tzu Hsu Lin	Claire Louise Donner

Property Details

Current Use	Parking Lot	Zoning	PSC*
Proposed Use	Retail		
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		



36 S Berkeley Ave (Part of a 2-Property Sale)

Pasadena, CA 91107 (Los Angeles County) - Pasadena Submarket



Land

Sale Summary

Sold	8/25/2023
Sale Price	Not Disclosed
Land Area SF	7,502
Land Area AC	0.17
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	6501030
Parcel Numbers	5747-014-034



Contacts

Type	Name	Location	Phone
Recorded Buyer	First 2 Parcels LLC	Glendale, CA 91202	-
True Buyer	First 2 Parcels LLC	Los Angeles, CA 90065	-
Contacts	Onnik Mehrabian (818) 244-9934		
Buyer Broker			
Contacts			
Recorded Seller	SGL Management LLC	San Marino, CA 91108	(626) 570-4400
True Seller	Glendale Auto Properties, LP	San Gabriel, CA 91776	(626) 570-4400
Contacts	Frank Tzu-Hsu Lin (626) 570-4400		
Listing Broker			
Contacts			

Transaction Details

Sale Date	8/25/2023	Sale Price	Not Disclosed
Sale Type	Investment	Hold Period	89 Months
Recording Date	8/25/2023	Document Number	0568310

Transaction Notes

Frank Tzu- Hsu Lin sold two land parcels totaling in 17,565 square feet for a price of \$2,266,500 to Onnik Mehrabian. The buyer was attracted to the property because they plan on developing the property into a 9-unit apartment building. See proposed property at PID: 18839091.

The information in this comparable has been verified by the listing broker.

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2023	\$1,433,659	\$11,377	\$1,422,282	0.79%	\$17,140.68

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
8/25/2023	\$2,266,500	2 Property Portfolio	First 2 Parcels LLC	Glendale Auto Properties, LP





Sale History (Continued)

Sale Date	Price	Sale Type	Buyer	Seller
3/3/2016	\$2,068,500	3 Property Portfolio	Glendale Auto Properties, LP	Katherine L Armenta

Property Details

Topography	Level	On-Sites	Asphalt paved lot
Current Use	Parking Lot	Zoning	PSC-
Frontage	50' on Berkeley Ave		